046.0	0004	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,168,700 / 1,168,700
					USE VALUE:	1,168,700 / 1,168,700
					ASSESSED:	1,168,700 / 1,168,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29	-31	LEWIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALSH BEVERLY A
Owner 2:	WILGREN PAUL P
Owner 3:	
Street 1:	31 LEWIS AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WALSH BEVERLY A -
Owner 2:	WILGREN ELIZABETH L -
Street 1:	31 LEWIS AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,974 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1925, having primarily Asbestos Exterior and 4210 Square Feet, with 3 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 18 Rooms, and 9 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5974.000	689,300		479,400	1,168,700
Total Card	0.137	689,300		479,400	1,168,700
Total Parcel	0.137	689,300		479,400	1,168,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 277.60 | /Parcel: 277.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 32967

GIS Ref

GIS Ref

Insp Date 11/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 046.0-0004-0024.0

!3930!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	689,400	0	5,974.	479,400	1,168,800	1,168,800	Year End Roll	12/18/2019
2019	105	FV	505,600	0	5,974.	509,300	1,014,900	1,014,900	Year End Roll	1/3/2019
2018	105	FV	505,600	0	5,974.	371,500	877,100	877,100	Year End Roll	12/20/2017
2017	105	FV	475,900	0	5,974.	323,600	799,500	799,500	Year End Roll	1/3/2017
2016	105	FV	475,900	0	5,974.	275,600	751,500	751,500	Year End	1/4/2016
2015	105	FV	426,900	0	5,974.	269,600	696,500	696,500	Year End Roll	12/11/2014
2014	105	FV	415,200	0	5,974.	221,700	636,900	636,900	Year End Roll	12/16/2013
2013	105	FV	430,800	0	5,974.	210,900	641,700	641,700		12/13/2012

PRINT

Date	Time
12/10/20	19:03:08

LAST REV

Date	Time
04/09/19	15:13:33

apro

PAT ACCT. 3930

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALSH BEVERLY A	36691-199		10/11/2002	Family	99	No	No		
APPELMAN WADE C	30059-361		4/16/1999		385,000	No	No		
	19973-563		7/1/1989		222,000	No	No		Y

USER DEFINED

Prior Id # 1:	32967
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2014	659	Redo Bas	15,000					
4/25/2014	400	Re-Roof	6,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/28/2018	MEAS&NOTICE	CC	Chris C
6/26/2014	Info Fm Prmt	PC	PHIL C
6/16/2014	External Ins	PC	PHIL C
4/16/2009	Entry Denied	372	PATRIOT
6/19/2000	MLS		
3/7/2000	Measured	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5974		Sq. Ft.	Site		0	80.	1.00	1									479,378						479,400	

Total AC/HA: 0.13714 | Total SF/SM: 5974 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 479,378 | Spl Credit | Total: 479,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	7 - Ab avg		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.94838023
Const Adj.:	0.98818612
Adj $ / SQ:	159.320
Other Features:	184500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	846815
Depreciation:	157508
Depreciated Total:	689307

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	18	BRs:	9	Baths:	4	HB					

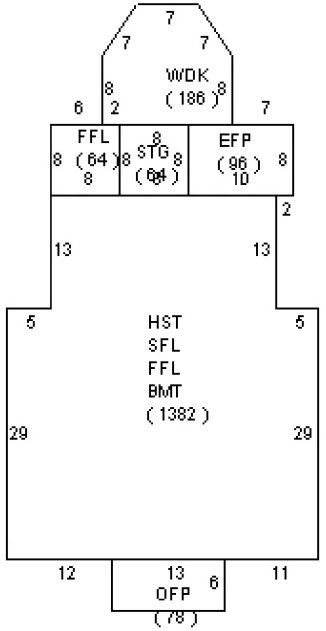
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	6	3	
Totals			
3	18	9	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	159.32
Special Features:	0	Val/Su Net:	129.45
Final Total:	689300	Val/Su SzAd	195.88

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,446	159.320	230,377
BMT	Basement	1,382	65.720	90,824
SFL	Second Floor	1,382	159.320	220,180
HST	Half Story	691	159.320	110,090
WDK	Deck	186	11.240	2,091
EFP	Enclos Porch	96	54.930	5,273
OFP	Open Porch	78	37.210	2,902
STG	Storage	64	9.020	577
	Net Sketched Area:	5,325	Total:	662,314
Size Ad	3519	Gross Are	6016	FinArea 4210

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

046.0-0004-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	